



City Council Meeting
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
August 12, 2014
6:30 P.M.

MINUTES

1. Call to Order – Mayor Jackson called the meeting to order at 6:32 p.m.
2. Roll Call – Council Present: Mayor Jackson, Councilman Pedde, Councilman Garrett, Councilman Castro, Councilman Doty, Councilman Carlton, Councilman Hogue and Councilman Dunn; Senior Staff Present: City Manager Herrera, City Attorney Banks, City Secretary Cimics, Fire Chief Niemietz, Police Chief Cox, Finance Director Miranda, ED Director Luft, City Engineer Klein and Public Works Director Fousse.
3. Invocation – Invocation was given by Councilman Castro.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Citizens to be Heard
This is the opportunity for visitors and guests to address the City Council on an agenda item or any issue they would like City Council to know about. City Council may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time, however, City Council may present any factual response to items brought up by citizens.
The following citizens spoke during this item: Melvin Hicks spoke on the Downtown Revitalization Project and wanted to know where the money was coming from. Marj Buell spoke on Cibolofest and the need for silent auction items. She also spoke on the Traffic Impact Fees and felt that they shouldn't be so high as to scare off new businesses from locating in Cibolo. Pat O'Brien spoke on his concern with impact fees. He stated that he has worked a long time to bring commercial businesses to Cibolo and many potential companies are holding off locating to Cibolo due to the high impact fees. Vanessa Coleman from the Heidi Search Center spoke on the need for sponsorships for the 5K run/walk scheduled for August 30th at Lady Bird Park in San Antonio. Shelby Rettmann a member of the Kung Jung Mu Sul Group gave updates on their group. Julie Cain spoke to council on road improvements on Old Wiederstein. Becca Vachon also spoke on improvements to Old Wiederstein and thanks the City for finally putting sidewalks in near Lantana Subdivision. She also would like to see either a turning lane or a traffic light at the Lantana Subdivision due to the amount of traffic and the difficulty it is for those citizens to get in and out of the subdivision.
6. Presentation
 - A. Presentation of Employee of the Quarter for April through June 2014. – This item will be placed back on the next agenda.
7. Consent Agenda – Consent Items (General Items)
All the following items on the Consent Agenda are considered to be routine and self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member wants to pull an item off the consent agenda.
 - A. Approval of the minutes of the Regular City Council Meeting held on July 22, 2014.
 - B. Approval of the minutes of the Budget Workshop held on July 30, 2014.

- C. Approval of the minutes of the Budget Workshop held on July 31, 2014.
- D. Approval of the Cibolo Downtown Revitalization Plan.
- E. Acceptance of the June 2014 Check Register pending final acceptance of the City's financial audit for the 2014/15 Fiscal Year.
- F. Acceptance of the Revenue & Expense Report ending June 30, 2014 pending final acceptance of the City's financial audit for the 2014/15 Fiscal Year.
- G. Acceptance of the Quarterly Investment Report for the period ending June 30, 2014 pending final acceptance of the City's financial audit for the 2014/15 Fiscal Year.

Councilman Pedde made the motion to approve the consent agenda. Motion was seconded by Councilman Carlton. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0. During item 12 on the agenda Councilman Doty wanted to place 7D the Downtown Revitalization Plan back on the agenda for discussion. Councilman Pedde amended his motion to approve all consent items with the exception of item 7D. Councilman Carlton seconded the motion. All council members voted in favor and motion carried 7 to 0.

8. Staff Updates/Discussion

- A. Fire Department
- B. Court Department
- C. Planning/Building Department
- D. Administration
- E. Police Department

Chief Cox gave a briefing on the vandalism that was occurring in the Falcon Ridge and Bentwood Ranch area. Chief Cox stated that there had been 30 events in this area since the 30th of July. The Police Department has taken steps to combat the situation by adding bike patrols to the area, having Carlos the police dog in the area, unmarked police cars patrolling and working with the homeowners associations in the subdivisions. The Police Department has a \$1,000 reward for information leading to the arrest and conviction of the individual or individuals involved in the vandalism. Both the Bentwood Ranch and Falcon Ridge Homeowners have added an additional \$500 each to the reward which now stands at \$2,000.

9. Resolution

- A. Approval/Disapproval of a resolution adopting a policy on processing zoning applications which require a zoning change from a commercial or industrial designation to a residential zoning designation on property adjoining F.M. 1103.

Council discussed this item and staff will make a few changes and bring it back at the next meeting.

- B. Approval/Disapproval of an amendment to the Cibolo Youth Council Resolution No. 1489.

Councilman Castro made the motion to approve the Resolution amending the Cibolo Youth Council. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0.

10. Ordinance

- A. Approval/Disapproval of an ordinance ordering a Bond Election to be held on Tuesday, November 4, 2014 to be held in the City of Cibolo, Texas; making provision for the conduct of a Joint Election; and resolving other matters incident and related to such election.

Finance Director Miranda and City Manager Herrera gave council a briefing on the three propositions for the Bond Election. Council was presented three options for proposition one F.M. 1103 Road Improvements. Council discussed the options and Councilman Doty made the motion to approve the ordinance ordering a Bond Election to be held on Tuesday, November 4, 2014 to be held in the City of Cibolo, Texas; making provision for the conduct of a Joint Election; and resolving other matters incident and related to such election and to go with option II – seven (7) million for proposition one. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0.

- B. Approval/Disapproval of an ordinance ordering an Municipal General Election to be held on Tuesday, November 4, 2014 for the purpose of electing Council Members to District 1, 4, 5 and 6.

Councilman Carlton made the motion to approve the ordinance ordering a Municipal General Election to be held on Tuesday, November 4, 2014 for the purpose of electing Council Members to District 1, 4, 5 and 6. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0.

- C. Approval/Disapproval of an ordinance ordering a Municipal Special Election to be held on Tuesday, November 4, 2014 for the purpose of reauthorization of the Local Sales and Use Tax in the City of Cibolo at the rate of one-quarter of one percent to continue providing revenue for the maintenance and repair of municipal streets.

Councilman Doty made the motion to approve an ordinance ordering a Municipal Special Election to be held on Tuesday, November 4, 2014 for the purpose of reauthorization of the Local Sales and Use Tax in the City of Cibolo at the rate of one-quarter of one percent to continue providing revenue for the maintenance and repair of municipal streets. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0.

- D. Approval/Disapproval of an Ordinance assigning a permanent zoning classification of certain properties located east of FM 1103 on Green Valley Road and immediately north of the development known as Mustang Valley Estates; comprised of 206.91 acres known as Nortex Subdivision from Agricultural (AG) to Planned Unit Development (PUD) District to allow a mixed use development comprised of uses permitted in C-1, SF-2 and SF-3 zoning districts.

Councilman Pedde made the motion to approve an Ordinance assigning a permanent zoning classification of certain properties located east of FM 1103 on Green Valley Road and immediately north of the development known as Mustang Valley Estates; comprised of 206.91 acres known as Nortex Subdivision from Agricultural (AG) to Planned Unit Development (PUD) District to allow a mixed use development comprised of uses permitted in C-1, SF-2 and SF-3 zoning districts. Motion was seconded by Councilman Carlton. For: Council Members: Dunn, Castro, Carlton and Pedde; Against: Council Members: Garrett, Doty and Hogue. Motion carried 4 to 3.

- E. Approval/Disapproval of an Ordinance amending the zoning classification of certain properties located east of FM 1103 on Green Valley Road and immediately north of the development known as Mustang Valley Estates; comprised of 3.2417 acres known as Nortex Subdivision from Single-Family Residential (SF-1) to Planned Unit Development (PUD) District to allow a mixed use development comprised of uses permitted in the C-1, SF-2 and SF-3 zoning districts.

Councilman Carlton made the motion to approve an Ordinance amending the zoning classification of certain properties located east of FM 1103 on Green Valley Road and immediately north of the development known as Mustang Valley Estates; comprised of 3.2417 acres known as Nortex Subdivision from Single-Family

Residential (SF-1) to Planned Unit Development (PUD) District to allow a mixed use development comprised of uses permitted in the C-1, SF-2 and SF-3 zoning districts. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Castro, Carlton and Pedde; Against: Council Members: Garrett, Doty and Hogue. Motion carried 4 to 3.

11. Discussion/Action

- A. Discussion/Action on the removal, appointments and re-appointments to Planning and Zoning Commission, Parks Commission, Streets and Drainage Commission, Board of Adjustments Commission, Capital Improvement Program (CIP), Cibolofest Committee, UDC Committee, Cibolo Youth Council and the Cibolo Economic Development Corporation.

Councilman Castro made the motion to approve the application of Tony Catalano, Tonya Catalano and Barbara Phillips to the Cibolo Youth Council as adult leaders. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0. Councilman Hogue asked after the motion and vote was taken if a person does not live in Cibolo are they allowed to be appointed to a Cibolo Committee. Attorney Banks stated that the City Charter states all members appointed to any committee, commission or board must be a Cibolo resident. Councilman Castro amended his motion to appoint Tony and Tonya Catalano to the Youth Council as adult leaders. Motion was seconded by Councilman Castro. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0.

- B. Discussion/Action regarding the Preliminary Acceptance of Infrastructure – Cibolo Vista Unit 2C-2.

Councilman Hogue made the motion to approve the Preliminary Acceptance of Infrastructure for Cibolo Vista Unit 2C-2 with the following public improvements – Sanitary Sewer: 337 Lineal Feet with a valuation of \$316,572.97; Drainage: 605 Lineal Feet with a valuation of \$264,088.63; Public Street: 330 Linear Feet with a valuation of \$144,126.46. Total valuation of accepted Public Improvements dedicated to the City of Cibolo: \$724,788.05. Water (GVSUD): 571 Linear Feet with a valuation of \$89,580.16. Total valuation of accepted Public Improvements: \$814,368.21. Motion was seconded by Councilman Pedde. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro, Garrett and Pedde; Against: None. Motion carried 7 to 0.

- C. Update/Discussion from Cibolo's representative to the Board of Trustees of Canyon Regional Water Authority Mr. Liparoto on CRWA Projects.

Mr. Liparoto Cibolo's representative to the Board of Trustees of Canyon Regional Water Authority gave council a power point presentation on the CRWA Budget for FY 2014/2015, raw water cost increase from GBRA and a list of projects that CRWA is working on. Mr. Liparoto recommended that Cibolo should continue to support the Wells Ranch Phase II Project and that all the entities should work together as many of the projects are in the same area.

- D. Discussion/Action on the Proposed FY 2014-2015 Budget and scheduling a date, time and place for a public hearing on the budget.

Councilman Dunn made the motion to set a Public Hearing date for September 2, 2014 at 6:30 p.m. at the City Municipal Offices for a hearing on the budget. Motion was seconded by Councilman Carlton. For: Council Members: Pedde, Garrett, Castro, Doty, Carlton, Hogue and Dunn; Against: None. Motion carried 7 to 0.

- E. Discussion/Action on proposed tax rate, take record vote and schedule public hearings if the proposed budget exceeds the lesser of the effective rate or the rollback rate.

Councilman Doty made the motion to set the tax rate at .4454 and to schedule Public Hearings for August 26 and September 2 on the tax rate. Motion was seconded by Councilman Castro. For: Council Members Pedde, Garrett, Carlton, Hogue, Dunn, Doty and Castro; Against: None. Motion carried 7 to 0.

F. Receive a report/discussion from UDC Council Liaison Mr. Pedde on the UDC Committee.

Mr. Klein briefed this item and informed the council that the UDC Committee met on July 29 and they did have a quorum. They anticipate completing the UDC Review sometime in October.

G. Discussion/Action and direction to staff on the City of Cibolo's Traffic Impact Fees.

This item was placed on the agenda by Councilman Garrett. He felt that the City of Cibolo needed to look at how we calculated the impact fees. We did not want to run businesses away from Cibolo when are fees seem to be much higher than neighboring cities. The City Manager stated that staff will take a look at the fees of similar cities. This item will be brought back to a later council meeting for further discussion

H. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date, and place of additional special meetings or workshops.

Council decided to place a Workshop on the calendar for September 2, 2014 to cover the Ethics and Governances Policies.

12. City Council request(s) regarding specific items to be scheduled for future agendas.

Councilman Doty requested to place back on the agenda a discussion on the Downtown Revitalization Plan. He also would like to have a workshop scheduled with the school district to cover traffic impact.

Councilman Pedde stated that since he would no longer be in office after the November Election he would like to have council appoint an ex officio member to the CVLGC to give him time to work with the individual prior to him leaving office.


13. Adjournment:

Councilman Carlton moved to adjourn the meeting at 9:47 p.m. Motion was seconded by Councilman Hogue.
For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 26TH DAY OF AUGUST 2014.


Lisa M. Jackson
Mayor

ATTEST:


Peggy Cimics, TRMC
City Secretary

